

003.0

0003

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
892,500 / 892,500
892,500 / 892,500
892,500 / 892,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5-7		MILTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KWONG MILLY S &	
Owner 2: CHEUNG VINCENT Y	
Owner 3:	

Street 1: 42 COLUMBUS AVE	
Street 2:	

Twn/City: CAMBRIDGE	
St/Prov: MA	Cntry:
Postal: 02140	Type:

PREVIOUS OWNER
Owner 1: CHEUNG KIN L & TERESA P/TRS -
Owner 2: K.T. REALTY TRUST -
Street 1: 5 LOUISBURG SQ

Twn/City: NASHUA	
St/Prov: NH	Cntry:
Postal: 03060	

NARRATIVE DESCRIPTION
This parcel contains .063 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Aluminum Exterior and 2352 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2 TWO FAMIL	100	water	
o		Sewer	
n		Electri	

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

12/8/2014	1666	Alterati	4,000					Replace 8 windows

ACTIVITY INFORMATION
Date Result By Name

11/15/2018	Mail Update	MM	Mary M
9/8/2017	MEAS&NOTICE	HS	Hanne S
6/28/2016	Sales Review	PT	Paul T
5/14/2015	SQ Returned	MM	Mary M
5/18/2009	Measured	189	PATRIOT
11/2/2000	Hearing N/C	189	PATRIOT
3/23/2000	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family	2750	Sq. Ft.	Site	0	80.	1.83	1													401,999				402,000



1270!
I270!
09/08/17
Prior Id # 1: 2712
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:

PRINT Date Time
Date Time
12/29/21 18:16:31
LAST REV Date Time
Date Time
11/15/18 13:54:36
mmcmakin
270

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average									24	20							
Sty Ht:	2A - 2 Sty +Attic			A Bath:	Rating:											6	6							
(Liv) Units:	2	Total: 2			3/4 Bath:	Rating:																		
Foundation:	2 - Conc. Block			A 3QBth:	Rating:																			
Frame:	1 - Wood			1/2 Bath:	Rating:																			
Prime Wall:	3 - Aluminum			A HBth:	Rating:																			
Sec Wall:				OthrFix:	Rating:																			
Roof Struct:	1 - Gable			OTHER FEATURES																				
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average																	
Color:	BEIGE			A Kits:	Rating:																			
View / Desir:				Frl:	Rating:																			
GENERAL INFORMATION				WSFlue:	Rating:																			
Grade:	C - Average			CONDOS INFORMATION																				
Year Blt:	1920	Eff Yr Blt:			Location:																			
Alt LUC:				Total Units:																				
Jurisdict:				Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:				No Unit	RMS	BRS	FL									
Prim Int Wal	2	- Plaster		Functional:				Interior:				1	5	2										
Sec Int Wall:				Economic:				Additions:				1	6	2										
Partition:	T	- Typical		Special:				Kitchen:																
Prim Floors:	3	- Hardwood		Override:				Baths:																
Sec Floors:				Total:	26.4 %			Plumbing:																
Bsmnt Flr:	12	- Concrete		CALC SUMMARY				Electric:																
Subfloor:				COMPARABLE SALES				Heating:																
Bsmnt Gar:				Basic \$ / SQ:	180.00			General:																
Electric:	3	- Typical		Size Adj.:	1.09642851			SUB AREA								SUB AREA DETAIL								
Insulation:	2	- Typical		Const Adj.:	0.98990101			Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Int vs Ext:	S			Adj \$ / SQ:	195.364								BMT	Basement	1,176	58.610	68,924							
Heat Fuel:	1	- Oil		Other Features:	101500			WtAv\$/SQ:	AvRate:	Ind.Val			FFL	First Floor	1,176	195.360	229,748							
Heat Type:	3	- Forced H/W		Grade Factor:	1.00			Juris. Factor:				SFL	Second Floor	1,176	195.360	229,748								
# Heat Sys:	2			NBHD Inf:	1.00000000			Before Depr:	195.36			EFP	Enclos Porch	332	35.070	11,642								
% Heated:	100			NBHD Mod:				Special Features:	0			UAT	Upper Attic	294	78.150	22,975								
Solar HW:	NO	Central Vac:		LUC Factor:	1.00			Final Total:	490500			OPP	Open Porch	44	43.560	1,916								
% Com Wal				Adj Total:	666454			Val/Su Net:	116.84															
				Depreciation:	175944			Val/Su SzAd:	208.55															
				Deprecated Total:	490510																			
MOBILE HOME				Make:				Serial #:				Year:				Color:								
SPEC FEATURES/YARD ITEMS																PARCEL ID				003-0-0003-0004.0				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:				Total Special Features:				Total:															
IMAGE																								
AssessPro Patriot Properties, Inc																								